



## NEARBY RETAILERS



## PROPERTY HIGHLIGHTS

- Zoning: Marshall Gateway [Click For Zoning Ordinance](#)
- 1.77 acre retail development to cater to an amenity-deficient trade area.
- Four new housing developments in the immediate trade area (see housing information on Page 4 aerial).

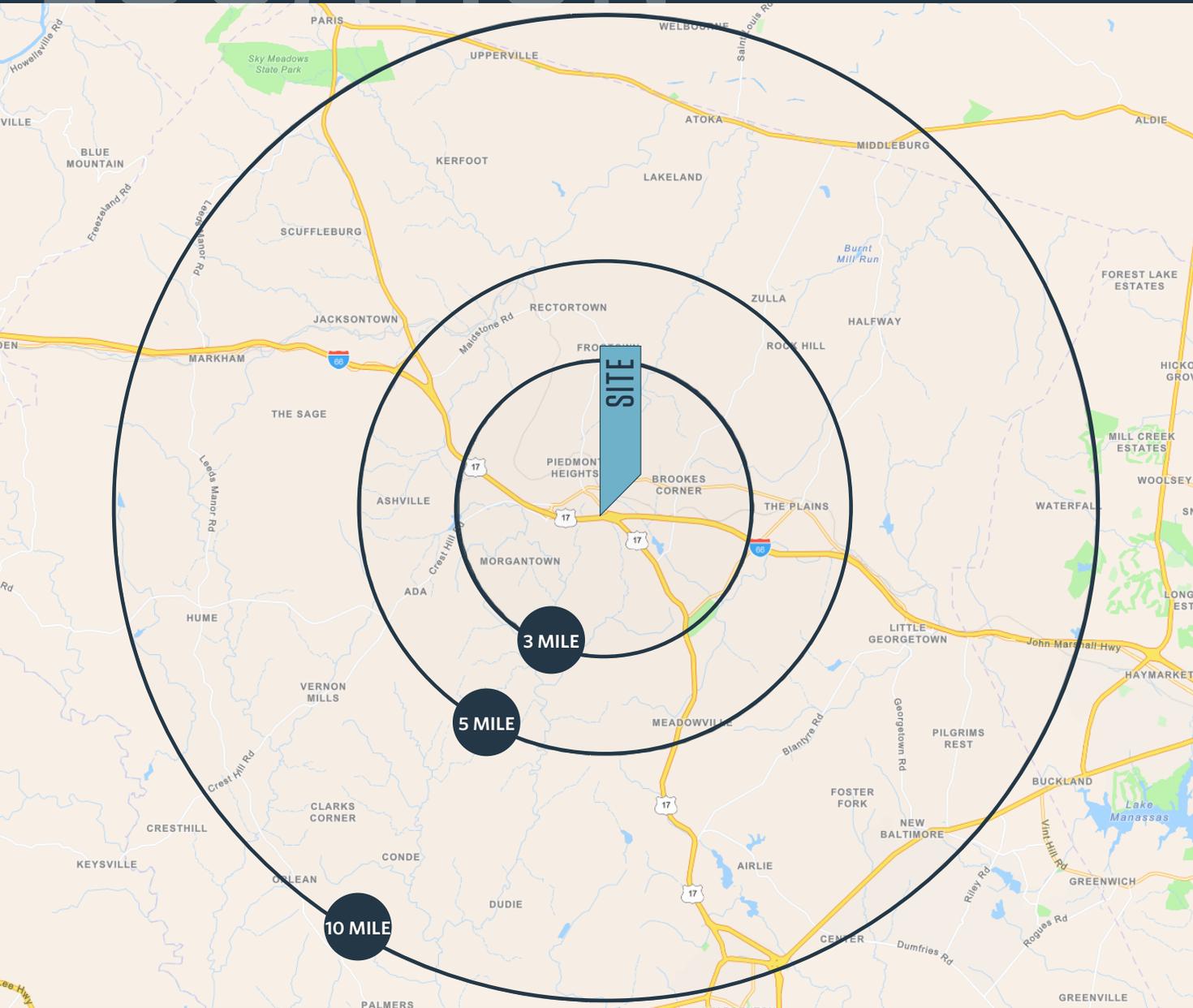
## RETAIL/OFFICE FOR LEASE & PADS FOR GROUND LEASE

SIZE	RENT	DELIVERY	TIMING
4,000-5,000 SF	"Market"	Within 120 Days of a Signed Lease	Immediate
1+ Acre	"Market"	Immediate	Immediate
1+ Acre	"Market"	Immediate	Immediate
EST. NNN: \$3.00 PSF			

# LOCATION

# MARSHALL, VA RETAIL/OFFICE

WINCHESTER RD. & WHITING RD. (4249 WINCHESTER RD., MARSHALL, VA 20115) FAUQUIER COUNTY



## DEMOGRAPHICS | 2025:

3-MILE	5-MILE	10-MILE
Population		
3,459	6,380	28,387
Daytime Population		
1,540	2,457	12,883
Households		
1,307	2,516	11,102
Average HH Income		
\$148,165	\$149,469	\$170,008

[CLICK TO DOWNLOAD DEMOGRAPHIC REPORT](#)

## TRAFFIC COUNTS | 2024:

Winchester Rd.	8,941 ADT
I-66	38,634 ADT

**DALLON L. CHENEY**

dcheney@klnb.com | 703-268-2703

**ALEX WILNER**

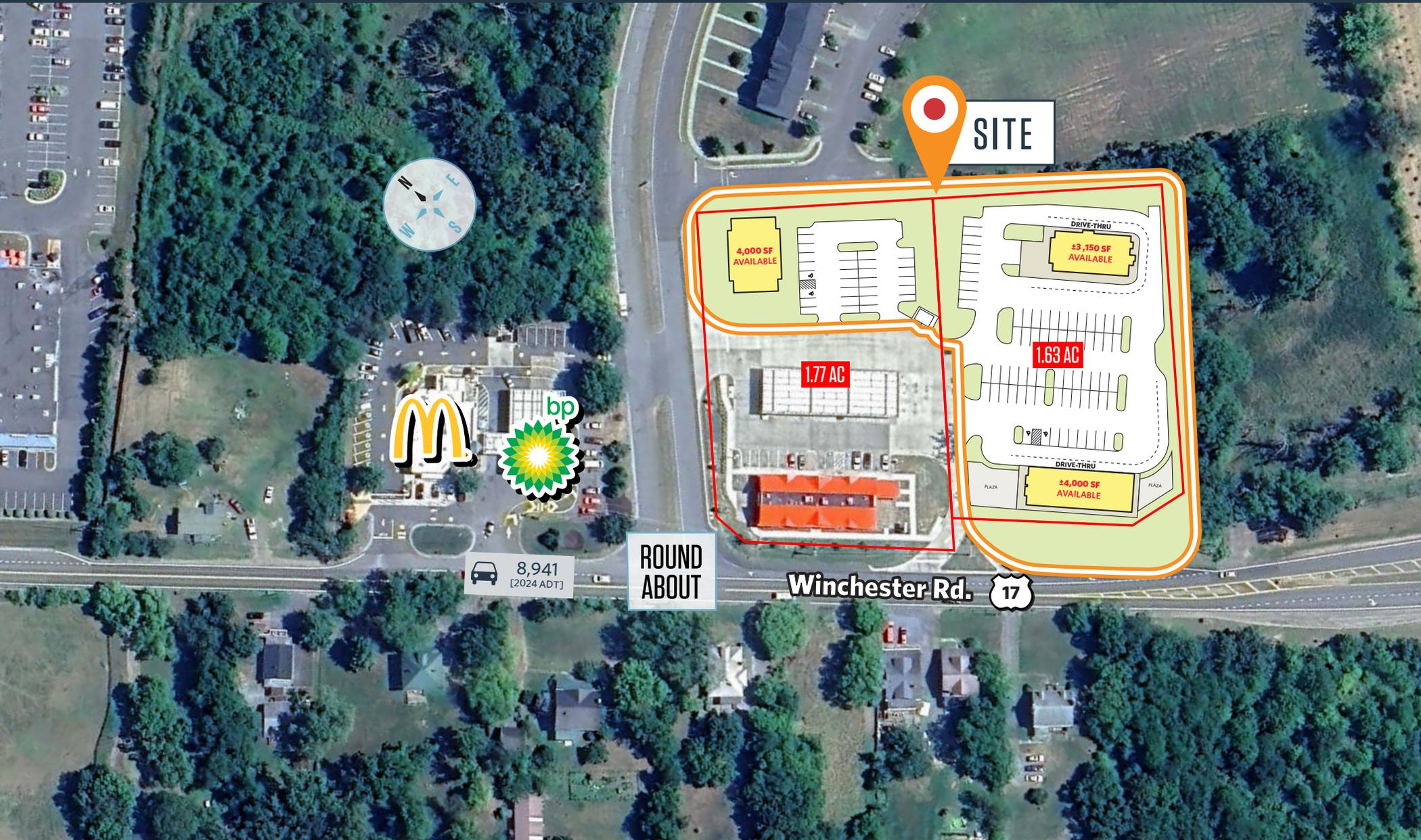
awilner@klnb.com | 703-268-2718



# ZOOM-IN AERIAL

# MARSHALL, VA RETAIL/OFFICE

WINCHESTER RD. & WHITING RD. (4249 WINCHESTER RD., MARSHALL, VA 20115) FAUQUIER COUNTY



**DALLON L. CHENEY**

dcheney@klnb.com | 703-268-2703

**ALEX WILNER**

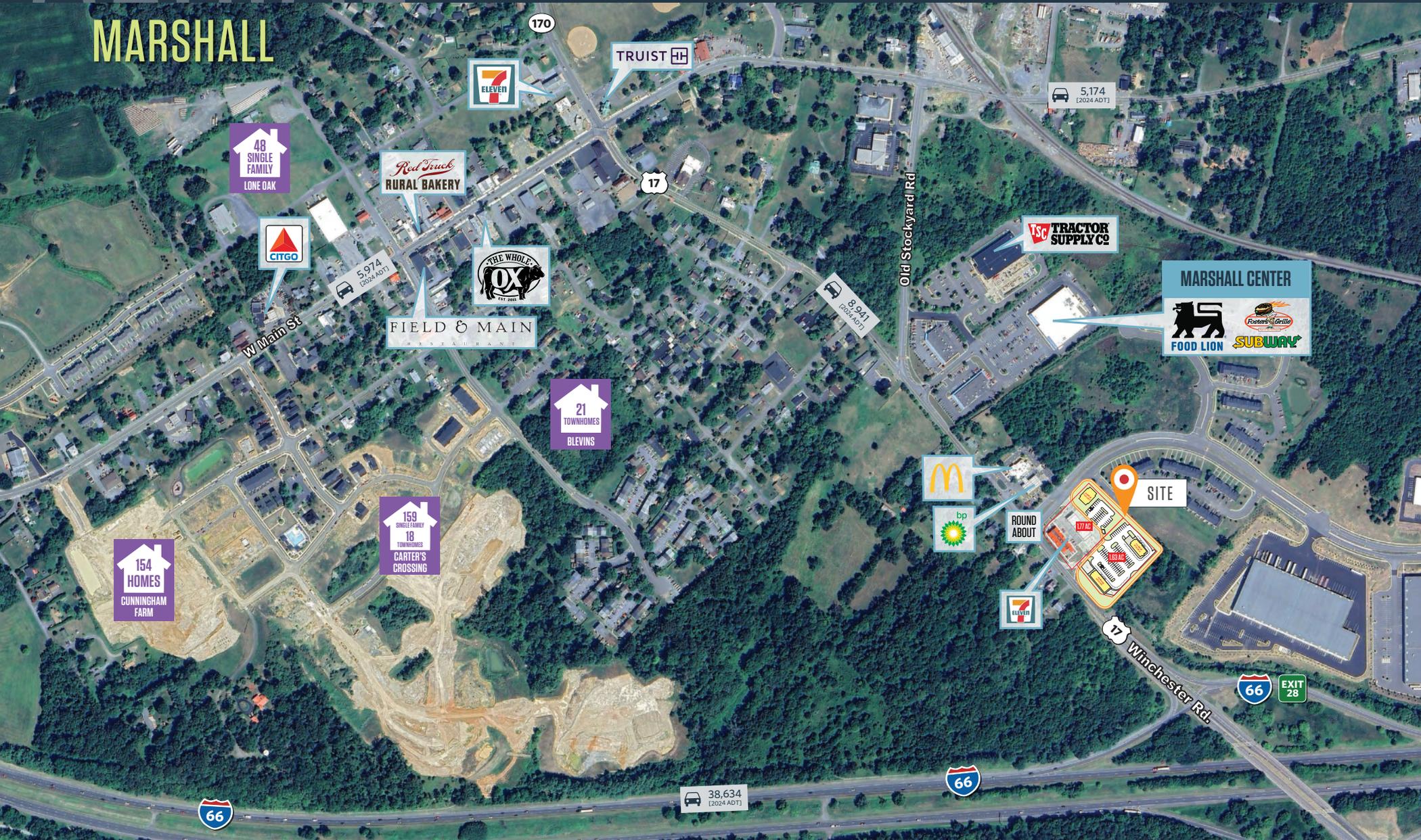
awilner@klnb.com | 703-268-2718



# AERIAL

# MARSHALL, VA RETAIL/OFFICE

WINCHESTER RD. & WHITING RD. (4249 WINCHESTER RD., MARSHALL, VA 20115) FAUQUIER COUNTY



DALLON L. CHENEY

dcheney@klnb.com | 703-268-2703

ALEX WILNER

awilner@klnb.com | 703-268-2718





# MARSHALL, VA RETAIL/OFFICE

WINCHESTER RD. & WHITING RD. (4249 WINCHESTER RD., MARSHALL, VA 20115) FAUQUIER COUNTY

## FOR MORE INFORMATION, PLEASE CONTACT:

**DALLON L. CHENEY**

dcheney@klnb.com

703-268-2703

**ALEX WILNER**

awilner@klnb.com

703-268-218

8065 Leesburg Pike, Suite 700, Tysons, VA 22182

.....

**klnb.com**



[instagram.com/klnbcre](https://www.instagram.com/klnbcre)



[linkedin.com/company/klnb](https://www.linkedin.com/company/klnb)



[facebook.com/KLNBCRE](https://www.facebook.com/KLNBCRE)

**CLICK TO VIEW PROPERTY WEBSITE**

While we have no reason to doubt the accuracy of any of the information supplied, we cannot, and do not, guarantee its accuracy. All information should be independently verified prior to a purchase or lease of the property. We are not responsible for errors, omissions, misuse, or misinterpretation of information contained herein and make no warranty of any kind, express or implied, with respect to the property or any other matters.